

**RUMSON PLANNING BOARD
REGULAR MEETING
MARCH 3, 2008
MINUTES**

Chairman Lospinuso called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. The requirements of the Open Public Meetings Act were stated as met. The roll was called, with the following members present: Lospinuso, Rubin, Casazza, Campbell, Ekdahl, Shanley, York, Gummer, Vaughan. Also present: Michael Steib, Board Attorney, Bonnie Heard (T&M Assoc.), Fred Andre (Zoning Officer), and Michelle MacFarland (State Shorthand).

At this time, Mr. Steib swore in new member Katie Anne Gummer as a new member of the Planning Board (Alternate #2). The members welcomed her to the Board.

Approval of Minutes

Motion was made and seconded to approve the minutes from the February meeting.

Roll Call Vote: Ayes – Lospinuso, Rubin, Casazza, Campbell, Ekdahl, Shanley, York, Vaughan.

Nays – None

Motion carried.

Rumson Borough Hall, 80 East River Road, Review of Construction and Site Improvements

The project architect presented the plans for the new Borough Hall to the members of the Board, offering a quick overview of the site plan, layout, and exterior of the building. A colored rendering was shown, and he described the location on the property, including the new building and parking area. The design incorporated the existing building. They will be replicating some of the original building with their new plan.

The building will be three stories from the front, sloping down in the back on the river side. This design enabled them to incorporate two fronts to the building. The first floor will have the public area, and the second floor will have administrative and financial areas, as well as the Mayor's office. The third floor will be used for storage and mechanical equipment. The front of the court room will remain, with more of a formal entrance area. The rear side will have two entrances – one for the public and one for a more private entrance. The old building will remain in place while the new building is being constructed, enabling the town to save money during construction.

The biggest change is in the driveway area, which will include a roadway to make it easier to access the building. The various designated parking areas were shown, including one for the public, one for the police, and one for public works. They are considering remodeling the public works garage, also. Buffer between this property and the next door neighbor will be installed. They will also be landscaping around the building. Samples were shown of the brick, stone, roofing materials, etc. They have gone out to bid, and several have been received, but none have been awarded to this date. They hope to start construction in May.

Questions regarding the proposed storage areas prompted a response that many of their documents are now saved in digital form, and the need for a large storage area is no longer required.

The construction process will take about 22-24 months.

There were no other questions or comments at this time.

Paula Schildge, 88 Buena Vista, Minor Subdivision

Mr. Steib stated that the application was in order, but the applicant may be submitting a revised plan, which will require public renotification.

Philip SanFilipo, attorney, appeared on behalf of the applicant, explaining that this application had been before the Board about six months ago. At that time, they were asking for a two-lot subdivision with variances. They now may be able to enlarge their property and obtain additional land, enabling them to propose a three-lot subdivision, which will require revised plans and a revised notice to nearby property owners. This evening they will be presenting an informal presentation, and there are several interested parties in the audience who will be allowed to comment.

Mr. SanFilipo handed out exhibits to the Board. He explained their revised proposal to subdivide the property into three conforming lots. It is the same configuration as their prior proposal, except that the side setbacks will change and the additional square footage of the new lot is incorporated into a conforming lot of 1.5 acres. They would still be asking for a setback variance (65'), and circle requirement.

Mr. Rubin stated that the applicant is making a good effort to reduce the number of variances required for their application.

Mr. San Filipo said they are not anticipating any new changes that are not pre-existing conditions. Ms. Heard noted that the ordinance requires that two minimum side yard setbacks do not occur side by side.

The Board accepted public comment at this time, which included:

- Objections to the overall procedure and the fact that the plan shown does not represent their exact proposal;
- Objection to the original application, asking if new notices would be sent to nearby property owners regarding any revised plans with variances. He was told that any revised plans would be available for inspection 10 days in advance of the next hearing, and new notices would be sent.

After discussion, it was decided to continue the application, possibly to the May 5th meeting. A new notice will be sent to all nearby property owners.

Resolution for Trudy Parton

Mr. Stein reported that a resolution has been written acknowledging and recognizing the work of Trudy Parton for the Planning Board over the past many years. Motion was made and seconded to adopt the resolution, followed by a unanimous roll-call Vote.

There being no further business at this time, motion was made and seconded to adjourn the meeting. Voice Vote: Ayes, unanimous. Mr. Andre noted that there is nothing on the agenda for the April meeting, and Mr. Steib suggested he publish an announcement, if that meeting is cancelled.

Respectfully submitted,

Patricia Murphy